

UNAPPROVED DRAFT MINUTES
WEST VALLEY LAND USE ADVISORY COMMITTEE
January 24, 2017

Chairman David Weyrauch called the meeting to order at 7:00pm. Committee members present were, Paul McKenzie, David Weyrauch, James Thompson, David Tutvedt and Barbara Pearson, a quorum was present. Paul McKenzie served as secretary.

The draft minutes from the 12/27/16 meeting of the WVLUAC were reviewed. Motion by David T. second by James Thompson to approve the minutes as presented, unanimous vote in favor.

GENERAL PUBLIC COMMENT

Chairman Weyrauch called for general public comment on any issues related to the West Valley planning area. No public comment was presented.

OLD BUSINESS

Chairman Weyrauch called for items of Old Business. None was raised

NEW BUSINESS:

The board reviewed two projects.

FZC-16-17

The first (FZC-16-17) a request by D&K Development and Thelma Johnson for a zone change to property within the West Valley Overlay Zoning District, currently zoned AG-80. The request is for a change of zone on 120 acres from AG-80 to SAG-5.

County Planer Eric Mack presented the staff report FZC-16-17 regarding the zone change request. The report reviewed consistency of the application with applicable review criteria for zone changes. No written public comment had been received on the application at the time of the report. MT Fish Wildlife and Parks submitted comments with concerns over impacts to waterfowl habitat and whitetail deer winter range. Per the staff report, the zone change request is generally consistent with the West Valley Neighborhood Plan, the County Growth Policy and the City of Kalispell City- County Master plan.

BJ Grieve of WGM Group made a presentation on behalf of the landowners regarding the request. SAG-5 is being requested as providing the landowners with the greatest range of options for the property now and in the event that the property could eventually be annexed into the City of Kalispell. Mr. Grieve pointed out that the current city limits are only ½ mile to the south of the property and growth is anticipated in this direction in the future. No specific development plans exist for the property at this time. The benefits of the SAG – 5 zone include the opportunity to create “urban reserves” that could be re-developed at some future time.

The board asked a few clarifying questions regarding access, adjoining land uses and consistency with the goals in WVPN that encourage conservation of high quality farmland. Mr. Grieve acknowledged that the property generally has highly productive soils and under the West Valley zoning, would not qualify for 5 ac density. However, the orderly progression of growth in the area likely indicates better uses for this parcel.

There were no members of the public present and no comments submitted.

Paul McKenzie made the motion, seconded by Barb Pearson to:
Forward a favorable recommendation to the Planning Board for acceptance of Zone Change Report FZC-16-17 as findings of fact and to consider approval of the zone change request.

There was no additional board discussion.

A voice vote was called; **the motion passed unanimously 5-0 with all board members present voting in favor.**

FZTA 16-04

The second order of business was **FZTA 16-04** related to a request to allow Short Term Housing as an administrative conditional use to all zoning districts in the County. This was not an issue for board action, but a request from the planning board for submission of comments or concerns.

Eric Mack provided some additional information on the topic for board consideration. The board discussed the issue. Dave W raised a few concerns regarding having a readily available point of contact for problems with rental properties. Dave T. observed that this activity is already taking place widely across the county. Dave W. asked about application fees, Eric stated that standard administrative conditional use permit fees would apply.

There was no public comment on this subject.

Paul McKenzie made the motion, seconded by Barb Pearson to:
Forward a statement to the Planning Board that there was no opposition to the proposed zoning text amendment FZTA 16-04 from the West Valley Land Use Advisory Committee and no public comment received at our meeting.

There was no additional board discussion.

A voice vote was called; **the motion passed unanimously 5-0 with all board members present voting in favor.**

The meeting was adjourned at approximately 7:50pm

Respectfully Submitted,



Paul R. McKenzie